



Town of Marlborough
Zoning Commission Meeting Amended Agenda
Marlborough Town Hall 7:00 PM
26 North Main Street, Marlborough, CT
February 2, 2023

1. CALL TO ORDER – ROLL CALL (Designation of Alternates, Recognition of guests)

2. PUBLIC COMMENTS

3. PUBLIC HEARING
 - a. APPLICATION #Z-08-22- Austin HGB, LLC Bill Gjonbalaj (Applicant / Property Owner) Map 6 Block 28 Lots 4,5,6, 12 and #25 South Main Street Provide apartment housing by building (2) 48-unit buildings
 - b. APPLICATION #Z-12-22- Amendment to Zoning Regulation Article 7A VCD, Article 8A DBIPZ. Cannabis Regulations (PERMITTING)
 - c. APPLICATION #Z-14-22- Amendment to Zoning Regulation Article 7A VCD, Article 8A DBIPZ. Cannabis Regulations (PROHIBITING)

4. OLD BUSINESS
 - a. APPLICATION #Z-08-22- Austin HGB, LLC Bill Gjonbalaj (Applicant / Property Owner), Map 6 Block 28 Lots 4,5,6, 12 and #25 South Main Street Provide apartment housing by building (2) 48-unit buildings
 - b. APPLICATION #Z-12-22- Amendment to Zoning Regulation Article 7A VCD, Article 8A DBIPZ. Cannabis Regulations (PERMITTING)
 - c. APPLICATION #Z-14-22- Amendment to Zoning Regulation Article 7A VCD, Article 8A DBIPZ. Cannabis Regulations (PROHIBITING)

5. NEW BUSINESS
 - a. Special Permit- # 3-20 - 17 East Hampton Road LLC, Site Plan Amendment
 - b. APPLICATION #Z-01-23- C&B Marlborough Associates LLC (Applicant/Property owner) 41-45 Hebron Rd. Amend the text for the DPIPZ-4 zone to allow for Public Utility Installation-Set Public Hearing
 - c. APPLICATION #Z-02-23-Hazel Licratz/Farm at Carter Hill (Applicant/Property Owner) 86 E. Hampton Rd. Special Permit Public Events-Set Public Hearing

6. OTHER BUSINESS
 - a. Amendments to Article Six A.1 Parking and Storage of Recreational Vehicles and Trailer's
 - b. Amendments to Article Six
 - c. Election of 2023 Officers
 - d. Requirement for Commission Training

7. ZONING ENFORCEMENT OFFICER REPORT

8. APPROVAL OF MINUTES AND ACTION TAKEN

9. ADJOURNMENT

Written testimony will be received at the public hearing and written testimony can be sent to the Building /Land Use Department at Town Hall ahead of the public hearing. All testimony and application materials will be available to the public on the Town Website www.Marlboroughct.net, under Minutes/Agendas then Agenda 2022 then Zoning Commission.